

VIEW POINTE BUSINESS PARK

SUITE 100 | 1880 W. JUDITH LANE | BOISE, ID 83705



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CONTACT



HIGHLIGHTS



Rare Class A medical office/med spa space in a prime Boise location.

Sale/leaseback potential - contact broker for details.

Ample on-site parking for convenience.

Competitive pricing below current replacement costs.

Ideal for urgent care, family medicine, boutique med spa or cosmetic use.

Excellent connectivity to major routes and the Connector.

Close proximity to top hospitals: 7 minutes to St. Luke's and 12 minutes to St. Alphonsus.

SALE INFORMATION

Space:	Condo Size:	Price/SF:	Sale Price:
Suite 100	6,792 SF	\$366.61	\$2,490,000

LEASE INFORMATION

Space:	Condo Size:	Rate, NNN:	Est. NNN/CAM:
Suite 100	6,792 SF	\$25.50/SF	\$8.00/SF

Lease Term: 3+ Years

Zoning: MX-3

Year Built: 2005

Submarket: Southwest Boise

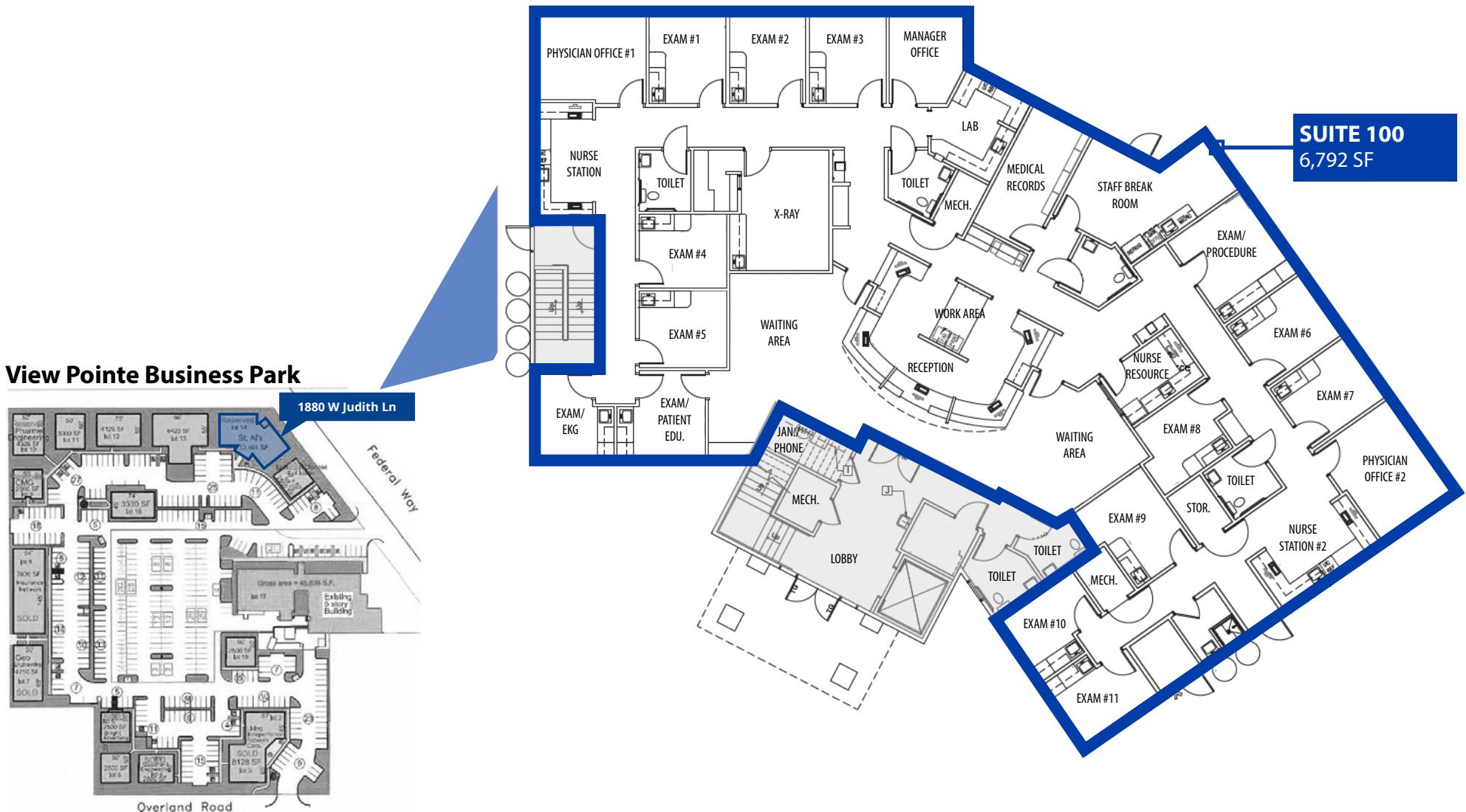
Bldg Size: 13,233

Parking: 4/1,000

DETAILS



FLOOR PLAN



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FRONT DESK/RECEPTION



MEDICAL OFFICE IMPROVEMENTS





